



Beauregard Corridor Plan **News**

City of Alexandria Department of Planning and Zoning and
Department of Transportation and Environmental Services

September 13, 2010

Upcoming Events

- September 15, Wednesday, 7:00 P.M.
BRAC-133 Advisory Group meeting, John Adams Elementary School.
- September 16, Thursday, 7:30 P.M.
Congressman Moran's Town Hall meeting on BRAC-133, Francis C. Hammond Middle School. <http://moran.house.gov/events.shtml>
- September 16, Thursday, 7:00 P.M.,
Housing Master Plan Advisory Group and Community Meeting, topic: Housing Economics. John Adams Elementary School.
- September 21, Tuesday, 5:30 P.M. BRAC-133 Ad Hoc Committee meeting.
- September 23, Thursday. BRAC-133 Neighborhood Permit Parking
- September 28, Tuesday, 7:00 P.M. City Council Update on BRAC-133.
- September 30, Thursday, 7:00 P.M.,
Beauregard Corridor Plan Community Meeting, John Adams Elementary School.
- October 5, Tuesday, 6:00 P.M., Planning Commission work session on Beauregard Corridor Plan.
- October 6, Wednesday, 7:30 P.M.,
Transportation Commission

Community Meeting

Thursday, September 30
7:00 P.M.

Multipurpose Room at John Adams
Elementary School
5651 Rayburn Avenue

Newsletter Overview

The City is actively engaged in a number of planning and transportation studies that include the Beauregard corridor area including:

- Beauregard Corridor Plan
- Citywide Transit Corridors Feasibility Study
- BRAC-133 Mark Center Access Studies
- Housing Master Plan

In addition to these City initiatives, the City is working to coordinate with WMATA, Arlington County and Fairfax County on the Columbia Pike Transit Initiative, and with Fairfax County on the on-going planning for Bailey's Crossroads and potential redevelopment projects at Landmark Plaza just east of I-395 at Little River Turnpike, and at the former Smoot Lumber site on Edsall Road.

This newsletter is intended to provide regular updates to the community. It will enable the community to be aware of the various on-going plans, studies, and meetings. It is the goal of the newsletter and planning process that the City work with the community to integrate land use and transportation within the planning area.

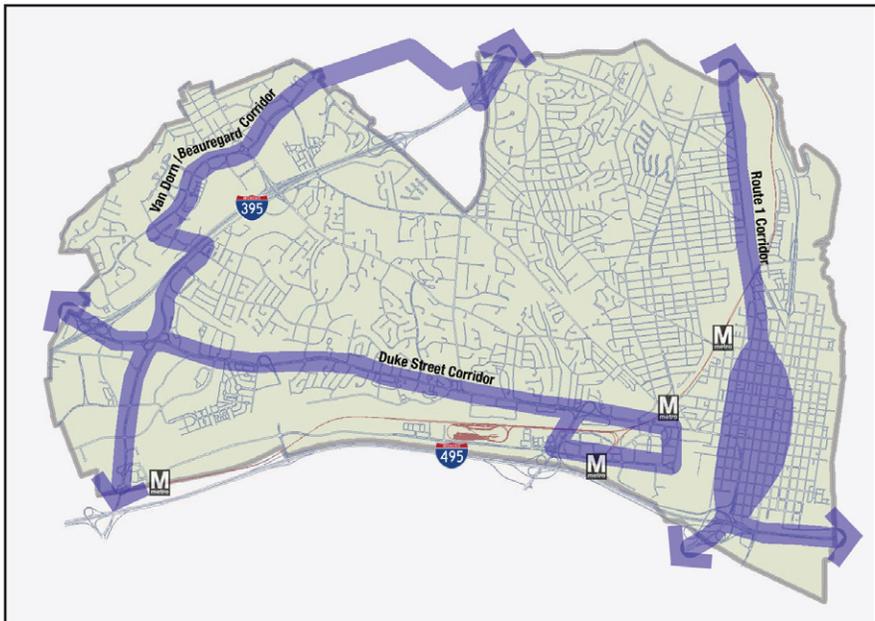
Beauregard Corridor Plan Community Meeting

A community meeting on the Beauregard Corridor Plan and related planning efforts will be held **Thursday, September 30, at 7:00 p.m.** at the multipurpose room at John Adams Elementary School, 5651 Rayburn Avenue.

The meeting will be focused on the citywide transit corridors feasibility study, new options for the Seminary/Beauregard intersection, an introduction to the Columbia Pike Transit Initiative, and an update on the status of the framework plan for land use and transportation.

An update will be provided on the transportation analysis which is under way to assess transportation systems needed for potential new development in the corridor, and to evaluate a number of roadway and transit improvements that are intended to meet anticipated demand for travel through and within the planning area. The analysis considers a number of potential alternatives for the Seminary/Beauregard intersection.

For further information, please contact Valerie Peterson at valerie.peterson@alexandriava.gov or (703) 746-3858.



Transit Corridors

Citywide Transit Corridors Feasibility Study

The City is evaluating the feasibility of developing transit in the transit corridors established in the City's Transportation Master Plan adopted in 2008. The September 30th community meeting will include a presentation about the work program for the citywide transit corridors study.

The primary areas of focus for the transit corridor study include

1. Physical configuration - how can transit fit in each of the corridors?
 - Evaluate potential routes within the corridors.
 - Evaluate curb-running, median-running or a mixture and define the preferred alternatives.
 - Identify non-dedicated lane measures for implementation, such as queue jump lanes, technology, bus bays, partial lanes, shared lanes, etc.
 - Identify fatal flaws of potential corridor configurations, such as vehicle operations, pedestrian and bicycle safety, transit operations, cost, adverse property or environmental impacts, implementability.
 - Develop typical cross-sections including configuration of transit and traffic lanes, lane width, bike facilities, landscape/streetscape, medians, and right-of-way limits.
 - Prepare a conceptual improvements plan for each corridor and prepare a screening and ranking summary for each alternative.
2. What vehicles should be used, and when should new vehicles be introduced in the corridors?
3. What will the demand for the services be?
4. What will be the capital and operating costs of the transitways?
5. What are the next steps the City should take to implement the transitways?

More information on the City's Transportation Master Plan is available at <http://alexandriava.gov/tes/info/default.aspx?id=3088>

For further information about the Transit Corridors Study, please contact Jim Maslanka at jim.maslanka@alexandriava.gov or (703) 746-4082.

Columbia Pike Transit

Arlington County and Fairfax County are actively working to complete their planning and environmental studies of the proposed Columbia Pike Transit Streetcar line, which is to run between Skyline and Pentagon City through Bailey's Crossroads and along Columbia Pike in Arlington County.



Discussions are under way with Northern Virginia Community College (NOVA) to include a potential transit stop, some maintenance operations and transit-related educational programs at NOVA's Alexandria campus. Arlington County is currently evaluating system options and environmental impacts, and will be holding informational meetings and contacting owners and associations in the area.

As part of the transit corridors study, the City is evaluating how this transit line might best be connected to the Beauregard corridor.

More information on the Columbia Pike Transit Initiative is available at <http://www.piketransit.com/>



The Short-Term Framework Plan presented at the April community meeting shows a network of local streets and connected open spaces. Transit in the Bearegard corridor is shown serving the Mark Center transit center and Southern Towers. A parallel street serves local traffic north of Bearegard Street.

Bearegard Corridor Plan

The Framework Plan currently being developed for the Bearegard corridor emphasizes a connected network of local streets that minimizes dependence on arterial streets for local trips. Open spaces are expanded and wildlife corridors between Holmes Run and the Winkler Botanical Preserve are better connected. Retail uses and parks are more accessible on foot within each neighborhood. Alternative solutions to the Seminary/Bearegard intersection, local circulation on a street parallel to Bearegard, and alternate transit alignments in the corridor are currently being studied.

Housing Master Plan

The City is preparing a Housing Master Plan to establish goals for affordable housing, and to develop strategies for affordable, workforce and public housing preservation and production. Improving the geographic distribution of affordable housing and enhancing the range of housing preserved as affordable units are other goals of the planning process.

A number of meetings are scheduled around the City to address these issues. The initial draft Housing Master Plan is expected to be provided to the public for review in early spring 2011.

For further information and full meeting information, please visit the Housing Master Plan web page at <http://alexandriava.gov/HousingPlan>.

King Street/Bearegard Intersection Improvements

In March, 2010, the City Council approved the King/Bearegard intersection improvements project. This project will provide an additional left-turn lane in each direction on King Street, medians, and a 10-foot shared-use path for pedestrians and bicycles on portions of King Street and Bearegard Street near the intersection. The project is expected to begin construction in the fall of 2011 and to take approximately two years to complete.

More information on the King Street/Bearegard improvements is available at <http://alexandriava.gov/KingBearegard>

The BRAC Page



Work is progressing on the parking structure and transit center for the BRAC-133 Mark Center project.

BRAC-133 Mark Center

The BRAC-133 Mark Center project is on schedule for its occupancy in September, 2011. Washington Headquarters Service, the Department of Defense agency that is tasked with housing the various federal tenants that will occupy the building, expects to have agencies moving in beginning in June, 2011.

To view the construction webcam, go to the following link:

<http://oxblue.com/pro/open/clarkconstruction/WHS>

The most visible current construction effort is now the construction of the north parking structure and transit center.

BRAC Coordinator Hired

The City has hired a full-time BRAC coordinator. David Grover, AICP, comes to Alexandria from Orange County, Virginia, where he was Director of Community Development. He has had experience directing and managing short- and long-term planning projects, including short- and long-term transportation projects. Mr Grover will be coordinating the BRAC-133 project for the City, and will be the main point of contact for BRAC-133 matters. He can be reached at David.Grover@alexandriava.gov or at 703.746.4061.

BRAC-133 Mark Center Transportation Management Plan

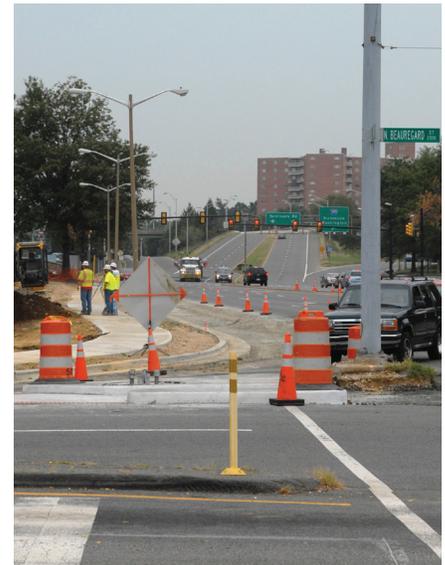
At its meeting on September 2, 2010, the National Capital Planning Commission approved the Transportation Management Plan for the BRAC-133 Mark Center project. The Commission's approval included a requirement for quarterly reports and meetings with NCPC and the City for the first year of operation.

In the process of developing the plan after the draft plan was released, the Army incorporated many of the City's recommendations including emphasis on shuttle service from additional metro stations including Franconia-Springfield, early provision of shuttle service as soon as tenants begin to move into the building, and designation of a full-time transportation coordinator for the facility on site.

Residential Permit Parking Program

City staff met with civic and homeowners associations on August 18, 2010 to discuss the potential implementation of a Residential Permit Parking Program (RPPP) in the area surrounding the BRAC-133 facility. Residential permit parking would mitigate the potential impact if BRAC-133 employees park on neighborhood streets around the Mark Center area after the facility opens. A follow-up meeting on this subject will be held on September 23, 2010.

<http://alexandriava.gov/tes/info/default.aspx?id=29490>



Seminary Road is widened at Southern Towers for an additional left-turn lane.

Seminary / Beauregard Intersection Improvements

Construction of the triple left turn lanes from west-bound Seminary Road to Beauregard Street and the dual left turn lanes from southbound Beauregard Street to Mark Center Drive is well under way, with utility relocation complete and grading in progress for drainage and roadway widening. These improvements are part of the requirements imposed by the City in approving the Development Special Use Permit for development of the Mark Center Plaza I project in 2004.

BRAC-133 Area Transportation Enhancement Studies

The City is working with the Virginia Department of Transportation to conduct an operational assessment of transportation enhancement that can be implemented in a short- and mid-term timeframe, and a separate study to evaluate long-term improvements, to help mitigate the impacts of the BRAC-133 facility. The short-term study will take approximately six months, and the long-term study will take approximately ten months. Both studies are funded half by the City and half by the Department of Defense Office of Economic Adjustment.